PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170071624 DEEDWARR
Recvd: 08/17/17 14:47 3 pgs
Fees:18.00 Taxes:2401.30
20170817-0084739

W & I Ref: (RF) Title No.: 59100

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul R. Odum Jo Ann Odum 6157 N New Hope Road Hermitage, TN 37076	New Owner

TAX MAP PARCEL NUMBERS: 08700012700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$649,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keith Carter and Tammy A. Carter, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul R. Odum and Jo Ann Odum, Co-Trustees of The Paul R. Odum and Jo Ann Odum Revocable Living Trust dated December 1, 2006, Trustee** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and being described according to a mortgage loan inspection prepared by John Kohl & Company, TN License #100, dated April 10, 1992.

Beginning at an iron pin in the easterly right of way of New Hope Road, said pin being located 1390 feet, more or less, from the center line of Central Pike as measured in a northerly direction along the easterly margin of the right of way of New Hope Road; thence S. 87 deg. 36 mins. E. 257.95 feet to an iron pin; thence N. 47 deg. 01 mins. 25 secs. E. 301.42 feet to an iron pin; thence S. 85 deg. 10 mins. E. 197.54 feet to an iron pin; thence N. 86 deg. 57 mins. E. 128.80 feet to an iron pin; thence S. 58 deg. 08 mins. E. 456.34 feet to an iron pin; thence S. 5 deg. 52 mins. W. 126.90 feet to a post; thence S. 83 deg. 41 mins. E. 408.73 feet to a post; thence N. 5 deg. 40 mins. E. 415.00 feet to a 12 inch cedar tree; thence N. 5 deg. 09 mins. E. 852.51 feet to an iron pin; thence S. 86 deg. 20 mins. E. 284.76 feet to a post; thence N. 5 deg. 00 mins E. 908.65 feet to a post; thence N. 86 deg. 20 mins. W. 492.53 feet to an iron pin set by a post; thence S. 10 deg. 44 mins. W. 1092.70 feet to an iron pin; thence S. 20 deg. 06 mins. W. 607.49 feet to an iron pin set by post; thence N. 60 deg. 46 mins. W. 232.41 feet to an iron pin; thence S. 33 deg. 07 mins. W. 221.98 feet to an iron pin; thence S. 86 deg. 57 mins. W. 162.13 feet to existing iron pipe; thence N. 215.30 feet to an iron pin; thence S. 47 deg. 01 mins. 25 secs. W. 302.29 feet to an iron pin; thence N. 87 deg. 36 mins. W. 238.36 feet to an iron pin in the easterly margin of New Hope Road, thence S. 1 deg. 49 mins. W. along said easterly margin of New Hope Road 50.00 feet to the point of beginning.

Together with and subject to a 50 foot wide ingress/egress easement of record in Book 5052, page 201 and a Right of Way Easement of record in Book 6284, page 260, said Register's Office.

Being the same property conveyed to June M. Baldini and Angela T. Baldini, as tenants in common with right of survivorship by Warranty Deed from Harold M. Hiza and wife, Judith K. Hiza, dated April 13, 1992, recorded April 21, 1992, of record in Book 8605, page 761, rerecorded in Book 10157, page 227, said Register's Office, to correct vesting to read joint tenants with right of survivorship and further corrected in Instrument No. 200006140059200, said Register's Office, as to an error in the legal description. By Quitclaim Deed dated January 16, 2006, recorded January 19, 2006, of record in Instrument No. 20060119-0007474, said Register's Office. An estate by the entireties was created in Angela T. Carter and husband, Keith Carter. By Quitclaim Deed dated October 24, 2006, recorded November 1, 2006, of record in Instrument No. 20061101-0135448, said Register's Office. Subject property was conveyed to Tammy A. Carter and husband, Keith Carter.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years;
Application for Greenbelt Assessment of record in Instrument No. 20060215-0018343 and Instrument No. 20060907-0111036, said Register's Office.
Subject to Rollback Taxes.

Subject to a 100 year flood plain over a portion of subject property.
Subject to a 50 foot wide ingress/egress easement of record in Book 5052, page 201, said Register's Office.
Right of Way Easement of record in Book 6284, page 260, said Register's Office.
Release and Termination of Easement of record in Instrument No. 20070412-0044297, said Register's Office. No insurance is afforded as to the effectiveness of said release.

This instrument is executed on behalf of Keith Carter by June Baldini pursuant to a Power of Attorney executed by him on the _____ day of _____, 2017, of record in Instrument No. 20170817.0084738 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of Tammy A. Carter by June Baldini pursuant to a Power of Attorney executed by her on the _____ day of _____, 2017, of record in Instrument No. 20170817008497 37, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 6157 N New Hope Road, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August, 2017.

Keith Carter by June Baldini
Keith Carter by June Baldini, Attorney-in-Fact
Attorney-in-Fact

Tammy A. Carter by June Baldini
Tammy A. Carter by June Baldini, Attorney-in-Fact
Attorney-in-Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **June Baldini** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Keith Carter and Tammy A. Carter**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2017.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $649,000.00.

Affiant

Sworn and subscribed before me this 15th day of August, 2017.

Notary

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

EXHIBIT "A"

To
Warranty Deed

FROM: Keith Carter and Tammy A. Carter

TO: Paul R. Odum and Jo Ann Odum

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

June Baldini
June Baldini, Affiant

Sworn to and subscribed before me this 15th day of August, 2017.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019